003.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,138,300 / 1,138,300
					USE VALUE:	1,138,300 / 1,138,300
					ASSESSED:	1,138,300 / 1,138,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KINDLE PAULA J/ TRUSTEE
Owner 2:	VALENTE SALVATORE F/ TRUSTEE
Owner 3:	ROBERT & CAROL VALENTE FMLY IR
Street 1:	1 LAKE SHORE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VALENTE ROBERT F & CAROL A -
Owner 2:	-
Street 1:	1 LAKE SHORE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 4960 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4950.000	682,300	1,200	454,800	1,138,300
Total Card	0.114	682,300	1,200	454,800	1,138,300
Total Parcel	0.114	682,300	1,200	454,800	1,138,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 229.52 | /Parcel: 229.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2589
GIS Ref
GIS Ref
Insp Date 09/01/17

!257!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	682,400	1200	4,950.	454,800	1,138,400	1,138,400	Year End Roll	12/18/2019
2019	105	FV	504,700	1200	4,950.	483,200	989,100	989,100	Year End Roll	1/3/2019
2018	105	FV	504,700	1200	4,950.	352,500	858,400	858,400	Year End Roll	12/20/2017
2017	105	FV	478,400	0	4,950.	307,000	785,400	785,400	Year End Roll	1/3/2017
2016	105	FV	478,400	0	4,950.	261,500	739,900	739,900	Year End	1/4/2016
2015	105	FV	428,100	0	4,950.	255,800	683,900	683,900	Year End Roll	12/11/2014
2014	105	FV	428,100	0	4,950.	210,300	638,400	638,400	Year End Roll	12/16/2013
2013	105	FV	444,800	0	4,950.	200,100	644,900	644,900		12/13/2012

PRINT

Date	Time
12/10/20	16:05:44

LAST REV

Date	Time
09/14/17	11:18:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 257

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALENTE ROBERT	62872-416		11/1/2013	Convenience	10	No	No		
	10489-43		3/24/1964			No	No		N

USER DEFINED

Prior Id # 1:	2589
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
11/10/2000	Hearing Chag	163	PATRIOT
9/20/1999	Meas/Inspect	267	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94867730
Const Adj.:	0.97029907
Adj $ / SQ:	156.485
Other Features:	163000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	838185
Depreciation:	155902
Depreciated Total:	682283

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	3	HB	

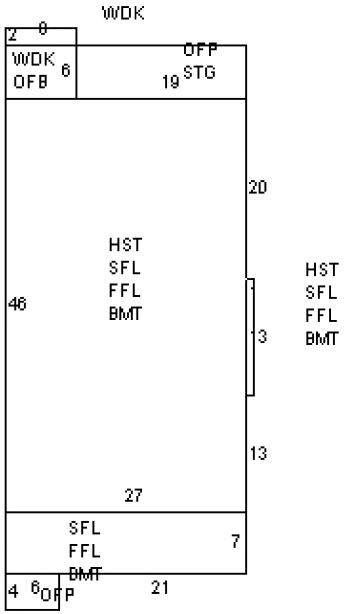
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
1	6	2	
1	5	2	
Totals			
3	14	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.49
Special Features:	0	Val/Su Net:	128.16
Final Total:	682300	Val/Su SzAd	194.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,444	82.150	118,631
FFL	First Floor	1,444	156.490	225,965
SFL	Second Floor	1,444	156.490	225,965
HST	Half Story	628	156.490	98,194
OFP	Open Porch	186	24.620	4,579
STG	Storage	114	7.520	858
WDK	Deck	64	15.520	994

Net Sketched Area:	5,324	Total:	675,186
Size Ad	3515.5	Gross Are	5951	FinArea	4960
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X22	A	AV	2000	3.10	T	15.2	105			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200